

# NOTICE OF PUBLIC HEARING ON TAX INCREASE

A tax rate of \$0.450000 per \$100 valuation has been proposed by the governing body of TOWN OF RANCHO VIEJO.

|                         |                      |
|-------------------------|----------------------|
| PROPOSED TAX RATE       | \$0.450000 per \$100 |
| NO-NEW-REVENUE TAX RATE | \$0.416467 per \$100 |
| VOTER-APPROVAL TAX RATE | \$0.470759 per \$100 |

The no-new-revenue tax rate is the tax rate for the 2025 tax year that will raise the same amount of property tax revenue for TOWN OF RANCHO VIEJO from the same properties in both the 2024 tax year and the 2025 tax year.

The voter-approval rate is the highest tax rate that TOWN OF RANCHO VIEJO may adopt without holding an election to seek voter approval of the rate.

The proposed tax rate is greater than the no-new-revenue tax rate. This means that TOWN OF RANCHO VIEJO is proposing to increase property taxes for the 2025 tax year.

A PUBLIC HEARING ON THE PROPOSED TAX RATE WILL BE HELD ON September 18, 2025, at 6:00 PM at Town Hall, 3301 Carmen Ave, Rancho Viejo, TX 78575.

The proposed tax rate is not greater than the voter-approval tax rate. As a result, TOWN OF RANCHO VIEJO is not required to hold an election at which voters may accept or reject the proposed tax rate. However, you may express your support for or opposition to the proposed tax rate by contacting the members of the of TOWN OF RANCHO VIEJO at their offices or by attending the public hearing mentioned above.

YOUR TAXES OWED UNDER ANY OF THE RATES MENTIONED ABOVE CAN BE CALCULATED AS FOLLOWS:

$$\text{Property tax amount} = (\text{tax rate}) \times (\text{taxable value of your property}) / 100$$

**FOR the proposal:**

**AGAINST the proposal:**

**PRESENT :**

**ABSENT:**

Visit [Texas.gov/PropertyTaxes](https://www.texas.gov/PropertyTaxes) to find a link to your local property tax database on which you can easily access information regarding your property taxes, including information about proposed tax rates and scheduled public hearings of each entity that taxes your property.

The 86th Texas Legislature modified the manner in which the voter-approval tax rate is calculated to limit the rate of growth of property taxes in the state.

The following table compares the taxes imposed on the average residence homestead by TOWN OF RANCHO VIEJO last year, the taxes proposed to be imposed on the average residence homestead by TOWN OF RANCHO VIEJO this year.

|                                            | 2024        | 2025        | Change                                      |
|--------------------------------------------|-------------|-------------|---------------------------------------------|
| <b>Total tax rate (per \$100 of value)</b> | \$0.450000  | \$0.450000  | increase of 0.000000 per \$100, or 0.00%    |
| <b>Average homestead taxable value</b>     | \$257,966   | \$287,129   | increase of \$29,163, or increase of 11.31% |
| <b>Tax on average homestead</b>            | \$1,160.85  | \$1,292.08  | increase of \$131.28, or 11.3%              |
| <b>Total tax levy on all properties</b>    | \$1,717,418 | \$1,814,625 | increase of 97,207, or 5.66%                |

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For assistance with tax calculations, please contact the tax assessor for the TOWN OF RANCHO VIEJO at (956) 544-0800 or [Property.Tax@co.cameron.tx.us](mailto:Property.Tax@co.cameron.tx.us), or visit <https://www.texas.gov/living-intexas/property-tax-transparency/> for more information.